

## Auction Terms & Conditions

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$10,000 down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before April 29, 2022.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All property acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS.**



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**REAL ESTATE** 9372 GARMAN RD, LEO  
**BRAND NEW SAUDER**  
**CUSTOM BUILT HOME** Auction

**8.2±** TUESDAY, MARCH 15 at 6:00PM  
**acres**  
**in 2 Tracts**

*Auction Manager:* Jerry Ehle  
260-749-0445 • jwehle1@aol.com

### Online Bidding Available

Bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co.

**866.340.0445**  
**SchraderFortWayne.com**

**REAL ESTATE** Auction  
**BRAND NEW SAUDER**  
**CUSTOM BUILT HOME**

9372 GARMAN RD, LEO  
Located 1/2 Mile West of Amstutz Rd

**8.2±**  
**acres**  
**in 2 Tracts**



**TUESDAY, MARCH 15 at 6:00PM**  
*Auction held on site • Online Bidding Available*

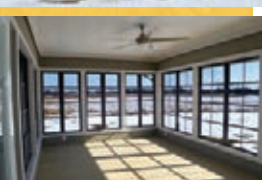
# REAL ESTATE Auction

9372 GARMAN RD, LEO

BRAND NEW SAUDER  
CUSTOM BUILT HOME

**8.2±**  
acres  
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**TRACT 1: Home and 5.7± Secluded Acres**

- Sauder Built with New Construction Builder Warranty
- Warranties on all appliances, 2 years
- Architect-designed home, 2100 square foot plus large 3 car garage
- Prairie-Style home blends with the landscape and great views, sun rise, sun set with dark sky for great star gazing
- Pond Site
- Three Bedrooms and 2 Full Baths
- Large Three-Season Porch and Patio
- Oversized Garage and Attic Storage, (possible conversion to a 4<sup>th</sup> Bedroom and Bath
- Wood-burning Fireplace
- 2 x 6 Exterior Walls
- South Facing roof designed to receive solar panels
- Plumbed for conversion to geothermal HVAC
- Wide halls and doorways, no steps for accessibility
- Neutral colors
- Luxury vinyl flooring throughout
- Pella windows with built-in slim shades
- Gourmet Kitchen with double ovens and gas cook top
- Quartz Countertops
- Cabinets by Louis Delagrangé
- Future Public Sewers possible
- Seller Pays for completion of the septic system
- Seller will pay for up to 4 months of waste removal or until the septic system is operational or public sewers are available

**TRACT 2: 2.5± Acres**

This tract is in front of Tract 1 and has 238 feet of road frontage along Garman Rd. Future building site when it will be serviced by public sewer in the future. Or combine this tract with Tract 1 for a complete 8.2 acre site!!

**OWNERS: George and Mary Morrison**



**PROPERTY & AUCTION SITE**

**OPEN HOUSE DATES: FROM 2:00 - 4:00PM**

**Sunday, February 20 and Sunday, March 6**

*Or call auction manager for private showing.*



**AUCTIONEER'S NOTE:** Due to Seller's age and health reasons, they have decided to sell this home before even moving in! This is a rare opportunity to buy a custom built country home in Leo schools district at public auction! This home is set upon a very scenic 8.2 Acres with abundant wildlife sitings and area for pond and pool! The home was designed specifically to take advantage of the beautiful country views with its abundance of windows and the huge three season enclosed patio! If it's privacy you're looking for, this is you opportunity to find your piece of country serenity!!



*Auction Mgr. Jerry Ehle • 260.410.1996* **866.340.0445 • SchraderFortWayne.com**